



## BOARD OF ADJUSTMENT RESULTS LIST

May 18, 2000

BATE 2000024  
Packer Family Limited Partnership

### RESULT - APPROVED WITH CONDITIONS

To allow a six month time extension on a Development Order that will expire on May 21, 2000.

BATE 2000024	To allow a six month time extension on a Development Order that will expire on May 21, 2000.	FROM: May 21, 2000	TO: November 21, 2000	TOTAL OF: 6 Months
ADDRESS OF PROPERTY:	2738 Okeechobee Blvd.			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
2. By June 18, 2000, the applicant ensure the Board of Adjustment conditions from the May 18, 2000 hearing are attached to the certified Site Plan. (DATE: MONITORING-ZONING-DRC)
3. There shall be no modifications to the site layout or improvements, unless shown on Exhibit 19. Any minor modifications shall be reviewed by the Board of Adjustment staff to ensure the intent of the Board of Adjustment approval is satisfied. (ZONING-BA)
4. By November 21, 2000, the applicant shall have commenced construction of the proposed building in order to vest the setback and landscape variances granted pursuant to BA98-32 and this Time Extension. (DATE:MONITORING- ZONING/BA)

RESULTS LIST  
BOARD OF ADJUSTMENT  
May 18, 2000

BOFA 2000025  
Gerald F. Cremin

RESULT - APPROVED WITH CONDITIONS

To allow a proposed garage addition to a duplex dwelling to encroach into the required side street setback

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000025	6.5.G.3 Property Development Regulations RM Zoning: Side Setback for Proposed addition to SFD	25 Feet	15 Feet	10 Feet
ADDRESS OF PROPERTY:	4029 Pot O Gold St			

The above variance was granted subject to the following zoning condition(s):

1. By November 10, 2000, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (DATE:MONITORING-BLDG PERMIT:BLDG)
2. By February 16, 2001, the applicant shall obtain a building permit in order to vest the front setback variance for the proposed addition to the garage. (DATE:MONITORING-BLDG PERMIT)

RESULTS LIST  
BOARD OF ADJUSTMENT  
May 18, 2000

BATE 2000026  
Cornerstone Propane, L.P.

RESULT - APPROVED WITH CONDITIONS

To allow a time extension for the development order that will expire May 20 2000.

BATE 2000026	To allow a time extension for the Development Order that will expire May 20, 2000.	FROM: May 20, 2000	TO: May 20, 2001	TOTAL OF: 12 Months
ADDRESS OF PROPERTY:	15113 State Rd			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)

RESULTS LIST  
BOARD OF ADJUSTMENT  
May 18, 2000

BOFA 2000027  
BRCH Corp.  
RESULT - APPROVED AS AMENDED

To allow for the following variances: to plant all palm trees in the buffer along the west property line, to reduce the width of the buffer along the north property line and not to install additional foundation planting along the front or side of the existing building.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000027	7.3.F.4 Landscape Incompatible buffer width along north property line	15 Feet	5 Feet	10 Feet
	7.3.F.3 Landscape Buffer, Shade trees Planted 30 feet on-center along western buffer	20 Shade Trees	60 Palm Trees	To substitute Palm trees for shade trees
	7.3.G.3 Foundation Planting requirement for an existing office building	5 Foot Foundation Planting in front and side of building	on sides of building	Not to install more foundation planting in front or side of building and reduction for new building per Landscape Plan
ADDRESS OF PROPERTY:	0 Glades Rd			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
2. Prior to DRC certification, the applicant shall ensure the BOFA conditions are shown on the site plan. (DRC-ZONING)
3. Prior to Development Review Committee certification, the applicant shall submit and receive Zoning Division approval of a Alternative Landscape Plan, that is consistent with the Landscape Plan, Exhibit 21, in the BA file BA2000-027, in the Zoning Division. (DRC-ZONING)

RESULTS LIST  
BOARD OF ADJUSTMENT  
May 18, 2000

BOFA 2000028  
Hands On Learning Center

RESULT - APPROVED AS AMENDED

To allow a reduction in the required AR front and rear setback for a proposed day care center.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000028	6.5.A Property Development Regulations AR Zoning District: Front Setback for proposed Day care	100 Feet + 40 Feet BBL	35 Feet	65 Feet
	6.5.A Property Development Regulations AR Zoning District: Rear Setback for a proposed Day Care	100 Feet	75 Feet	25 Feet
ADDRESS OF PROPERTY:	0 92nd Ct			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application for the Daycare center. (BLDG PERMIT)
2. Prior to DRC certification of the final Site Plan for this daycare use the applicant shall ensure the Board of Adjustment conditions are on the certified plan. (DRC)
3. The applicant shall commence construction on the daycare center building by May 15, 2001, in order to vest the front and rear setback variances. (DATE: MONITORING-ZONING\BA)
4. By January 15, 2001 or concurrent with submittal of the final Landscape Plan to the Landscape Section, the applicant shall ensure the Landscape Plan reflects the upgarde landscaping along Northlake Blvd., as required by BA2000-28 approval. (DATE: MONITORING-LANDSCAPE)
5. The applicant shall install the following landscape plant material in the buffer along Northlake Blvd., prior to final Certificate of Occupancy on the daycare center:

1. Upgrade the required native tree planting with trees 20 feet on-center
2. Use of native saw palmettos, coco plum, wax myrtle hedge material to create a solid visual buffer from the street.  
(LANDSCAPE-CO\INSPECTIONS)